

120.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

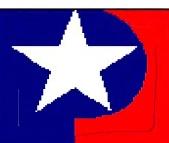
ARLINGTON

Total Card / Total Parcel

1,212,600 / 1,212,600

USE VALUE: 1,212,600 / 1,212,600

ASSESSED: 1,212,600 / 1,212,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
290		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: STOJKOVIC NEBOJSA	
Owner 2: PETROVIC SANJA	
Owner 3:	
Street 1: 485 HARRISON AVE #3507	
Street 2:	

Twn/City: BOSTON	
St/Prov: MA	Cntry
Postal: 02118	Own Occ: N

Source: Market Adj Cost	Total Value per SQ unit /Card: 484.65	/Parcel: 484.65
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9621.000	700,700	15,900	496,000	1,212,600		77464
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: BROWN DAN -	
Owner 2: BROWN-CARVOTTA CRYSTAL -	
Street 1: 290 RIDGE ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .221 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Vinyl Exterior and 2502 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	700,700	15,900	9,621.	496,000	1,212,600		Year end	12/23/2021
2021	101	FV	638,700	15900	9,621.	496,000	1,150,600		Year End Roll	12/10/2020
2020	101	FV	638,600	15900	9,621.	496,000	1,150,500		Year End Roll	12/18/2019
2019	101	FV	497,300	16100	9,621.	496,000	1,009,400		Year End Roll	1/3/2019
2018	101	FV	497,300	16100	9,621.	425,200	938,600		Year End Roll	12/20/2017
2017	101	FV	497,300	16100	9,621.	396,800	910,200		Year End Roll	1/3/2017
2016	101	FV	497,300	16100	9,621.	340,100	853,500		Year End	1/4/2016
2015	101	FV	477,000	16300	9,621.	304,700	798,000		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
BROWN DAN,	1571-176	1	4/23/2021		1,260,000	No	No		Filed both ways 77595:57	9302
CARVOTTA EDWARD	1307-134		9/2/2005	Family	850,000	No	No			
CARVOTTA EDWARD	1259-143		10/24/2002	Family	100	No	No			
CARVOTTA EDWARD	1247-42		1/16/2002	Family	1	No	No			
	20808-533		10/1/1990		1	No	No	A		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2021	742	Redo Kit	70,000	O				
7/22/2014	872	Wood Dec	1,800					
11/20/2004	1141	Addition	86,000		G6	GR FY06	ADD 2ND FLR & REMO	
10/13/2004	1002	Re-Roof	7,000					RE-ROOF & VINYL RE

APPRAISED: 1,212,600 / 1,212,600	USE VALUE: 1,212,600 / 1,212,600	ASSESSED: 1,212,600 / 1,212,600
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Patriot
Properties Inc.

USER DEFINED

Prior Id # 1: 77464

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION

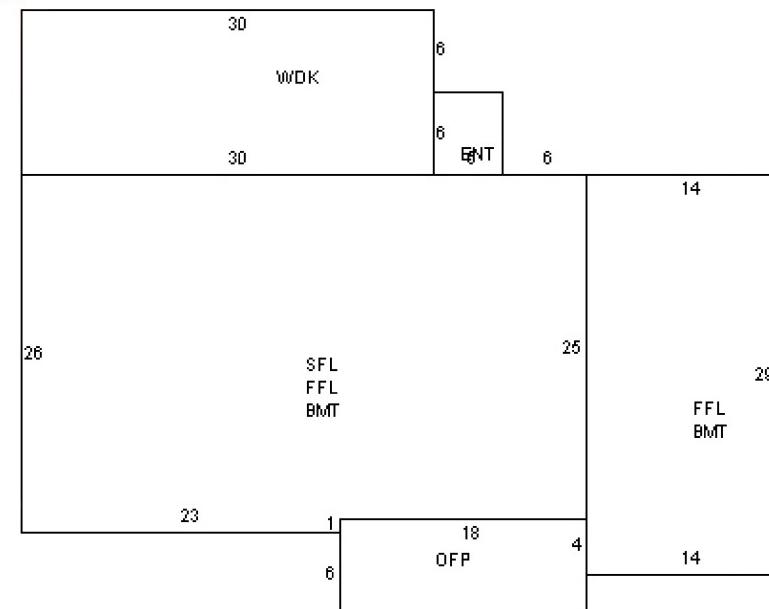
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	gray	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

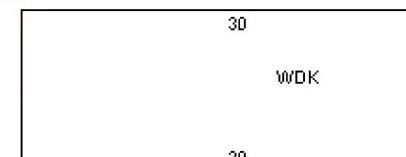
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SKETCH**GENERAL INFORMATION**

Grade:	B - Good
Year Blt:	1957
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION**CALC SUMMARY****COMPARABLE SALES****REMODELING****RES BREAKDOWN****NET UNIT****ADDITIONS****KITCHEN****BATHS****PLUMBING****ELCTRIC****HEATING****GENERAL****PHYS COND****FUNCTIONAL****ECONOMIC****SPECIAL****override****4.6%****%****%****%****%****%****%****%****%****%****%****%****%****4.6%****%****%****%****%****%****%****%****%****%****%****%****%****130.00****1.06966424****1.00739920****140.085****132878****1.33****1.00000000****NBHD Inf:****NBHD Mod:****1.00****LUC Factor:****1.00****Adj Total:****734445****Depreciation:****33784****Depreciated Total:****700660****Rate****Parcel ID****Typ****Date****Sale Price****WtAv\$/SQ:****AvRate:****Ind.Val****Juris. Factor:****1.00****Before Depr:****186.31****Special Features:****0****Val/Su Net:****156.69****Final Total:****700700****Val/Su SzAd****280.06****SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	1,454	42.030	61,105					
FFL	First Floor	1,454	140.090	203,684					
SFL	Second Floor	1,048	140.090	146,809					
WDK	Deck	360	8.840	3,183					
OPF	Open Porch	126	29.810	3,757					
ENT	ENTRY	30	26.600	798					
					Net Sketched Area:	4,472	Total:	419,336	
					Size Ad	2502	Gross Area	4472	FinArea
									2502

IMAGE
AssessPro Patriot Properties, Inc
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Serial #	Year:	Color:
3	Garage	D	Y	1	30X26	G	VG	1980	22.76	T	15.6	101			15,000			15,000			
19	Patio	D	Y	1	20x21	A	AV	1980	3.14	T	31.2	101			900			900			

More: N

Total Yard Items:

15,900

Total Special Features:

Total:

15,900